

**AFTER RECORDING RETURN TO:**

ROBERT D. BURTON, ESQ.  
WINSTEAD PC  
401 CONGRESS AVENUE, SUITE 2100  
AUSTIN, TEXAS 78701  
RBURTON@WINSTEAD.COM



**MANAGEMENT CERTIFICATE  
OF  
WINDING CREEK PROPERTY OWNERS' ASSOCIATION, INC.**

The undersigned, being an officer of Winding Creek Property Owners' Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Winding Creek.
2. The name of the association: Winding Creek Property Owners' Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Guadalupe County, Texas, as described on Exhibit "A" to that certain Winding Creek Master Covenant [Residential], recorded under Document No. 202399013959, Official Public Records of Guadalupe County, as the same may be amended from time to time (the "**Covenant**").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association Winding Creek Property Owners' Association, Inc., c/o Capital Consultants Management Corporation (CCMC), 7800 N Dallas Parkway, Suite 450 Plano, TX 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Capital Consultants Management Corporation (CCMC)
Attn:	Delores Ferguson
Mailing Address:	7800 N Dallas Parkway, Suite 450, Plano, TX 75024
Telephone Number:	(469) 246-3500
Email Address:	ccmctx@ccmcnet.com

7. Website to access the Association's dedicatory instruments: [www.windingcreeklife.com](http://www.windingcreeklife.com)
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment – \$1000.00.

Transfer Fee - \$375.00.

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Resale Certificate Fee – \$375.00.

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

*[SIGNATURE PAGE FOLLOWS]*

This Certificate is effective as of the 5th day of June, 2023.

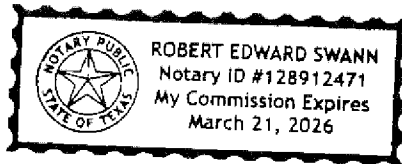
WINDING CREEK PROPERTY OWNERS' ASSOCIATION,  
INC., a Texas nonprofit corporation

By: [Signature]  
Name: Aimee Collier  
Title: HOA President

THE STATE OF TEXAS       §  
  §  
COUNTY OF BETA       §

This instrument was acknowledged before me on 5 day of June, 2024 by  
AIMEE COLLIER, the PRESIDENT of Winding Creek Property Owners'  
Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]  
Notary Public Signature

MANAGEMENT CERTIFICATE  
WINDING CREEK PROPERTY OWNERS' ASSOCIATION, INC.

**ATTACHMENT 1**

**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Winding Creek Master Covenant [Residential], recorded as Document No. 202399013959, Official Public Records of Guadalupe County, Texas.
2. Development Area Declaration [Residential] for Winding Creek, recorded as Document No. 202399014017, Official Public Records of Guadalupe County, Texas.
3. Community Manual for Winding Creek, recorded as Document No. 202399014015, Official Public Records of Guadalupe County, Texas.
4. Adoption of Working Capital Assessment for Winding Creek, recorded as Document No. 202399014018, Official Public Records of Guadalupe County, Texas.
5. Winding Creek Notice of Applicability [Residential] Unit (1), recorded as Document No. 202399014807, Official Public Records of Guadalupe County.

**FILED and RECORDED in the OFFICIAL PUBLIC RECORDS**

**Honorable Teresa Kiel, Guadalupe County Clerk**

**Document Number:** 202399014936  
**Recorded On:** June 15, 2023 11:12 AM  
**Total Pages:** 5  
**Total Fees:** \$38.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

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**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION  
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

**Receipt Number:** 20230615000068  
**User:** Marissa A  
**Station:** Production 1

**Return To:**  
Simplifile

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**STATE OF TEXAS  
GUADALUPE COUNTY**

**I hereby certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.**



*Teresa Kiel*  
Teresa Kiel  
Guadalupe County Clerk  
Guadalupe County, TX